

Stafford County Utilities Commission
Meeting Minutes
February 10, 2015

I. Call to order

Chairman Bill Tignor called to order the regular meeting of the Utilities Commission at the George L. Gordon, Jr. Government Center on February 10, 2015 in the ABC Conference Room.

II. Roll call

Members Present: Jeffrey Dunn, Alan Glazman, John Harris, DaBora Lovitt, and Bill Tignor.
Members Absent: Joyce Arndt and Gordon Howard
Staff Present: Mike Smith, Dale Allen, Janet Spencer, Hope Bullard, and Cheryl Giles

III. Public Presentations

There were no public presentations

IV. Approval of Minutes

The January 13, 2015 minutes were approved as written.

V. Commission Members' Comments

Commission members had no comments

Utilities Commission Meeting Attendance

Mr. Tignor reported that he attempted to contact Mr. Howard several times but as of this date has not received a response from him. Members discussed the matter and following the discussion, Mr. Dunn made a motion that Mr. Tignor submit a letter to the chairman of the Board of Supervisors to communicate the Commissions' concern regarding the attendance issue and about the lack of representation at Utilities Commission meetings for the Rock Hill district. The motion was seconded by Mr. Glazman and passed with a 4-0 vote (Ms. Arndt, Ms. Lovitt, and Mr. Howard were absent).

VI. Director's Report

Mr. Smith reported the following:

- ❖ An agreement has been reached with the property owner for an easement on Tax Map Parcel 38-4; therefore, condemnation or quick-take powers are not needed.
- ❖ Developers of Multi-Family projects have requested the County consider amending the pro rata and availability fees. At the February 17th Board meeting, the Board will refer it to the Commission for a recommendation. Additional details will be provided at next month's meeting for discussion.

VII. Unfinished Business

Lake Mooney Financial Overview

Ms. Bullard reported that as of January 31, 2015, \$137,986,823 had been spent on the project. There may be additional expenditures for URS, CH2MHill and some miscellaneous expenses for punch list items, but the total should remain below the budgeted amount.

VIII. New Business

Pump and Haul Policy Update

Mr. Smith provided a synopsis of staff's recommended changes that would clarify the revised Pump and Haul Policy to make it easier to understand and administer. Discussion ensued about item 3E of the policy element for subsidized customers, which states "the County Administrator, or his designee, may approve a property for subsidized pump and haul with the new prorated system." Following the

discussion, members recommended to add an option that if a customer has a grievance with the County Administrator's decision, an appeal can be made to the Utilities Commission and the Board of Supervisors.

Ms. Lovitt inquired if the availability fees would be payable by all pump and haul customers. Mr. Smith responded the availability fees were paid by the grandfathered customers, but after approval of this policy, prorated customers would not be charged the availability fees because of their eligibility for the subsidy.

Mr. Smith informed the Commission that the policy, with the inclusion of the appeals process option, would go to the Infrastructure Committee for review and then to the Board for consideration.

Condemnation and Exercise Quick Take Powers to Acquire Property in Connection with the Sanford Drive to Olde Forge Drive Water Line Improvement Project

Mr. Allen reported that the proposed resolution is to authorize condemnation and use of quick-take powers to acquire property for the Sanford Drive to Olde Forge Drive Water Line Improvement Project. The owner of Tax Map Parcel 44-90 has consented to the acquisition of the easement, however the lending institution has not responded to a request to sign the easement. In order to keep the project on schedule, staff recommends approval of proposed Resolution R15-58, which would authorize a public hearing to consider condemnation and quick-take powers to acquire an easement in connection with the Sanford Drive to Olde Forge Drive Water Line Improvement Project.

Mr. Tignor asked why the lending institution has not signed the easement. Mr. Smith responded lending institutions typically are slow in responding to these requests and title insurance cannot be obtained without the lending institution's response. The County Attorney does not like to move forward with the project without title insurance. By proceeding with condemnation, staff can move forward without the title insurance.

Ms. Lovitt asked what amount of area does the easement cover. Mr. Allen responded the easement is for 32,606 square feet and is located east of I-95, along Warrenton Road.

Mr. Harris made a motion to recommend proposed resolution R15-58. The motion was seconded by Mr. Dunn and passed with a 5-0 vote (Ms. Arndt and Mr. Howard were absent).

IX. Adjournment

There being no further business, Mr. Tignor adjourned the meeting at 7:45PM.

Minutes submitted by,

DaBora Lovitt

DaBora Lovitt,
Recording Secretary